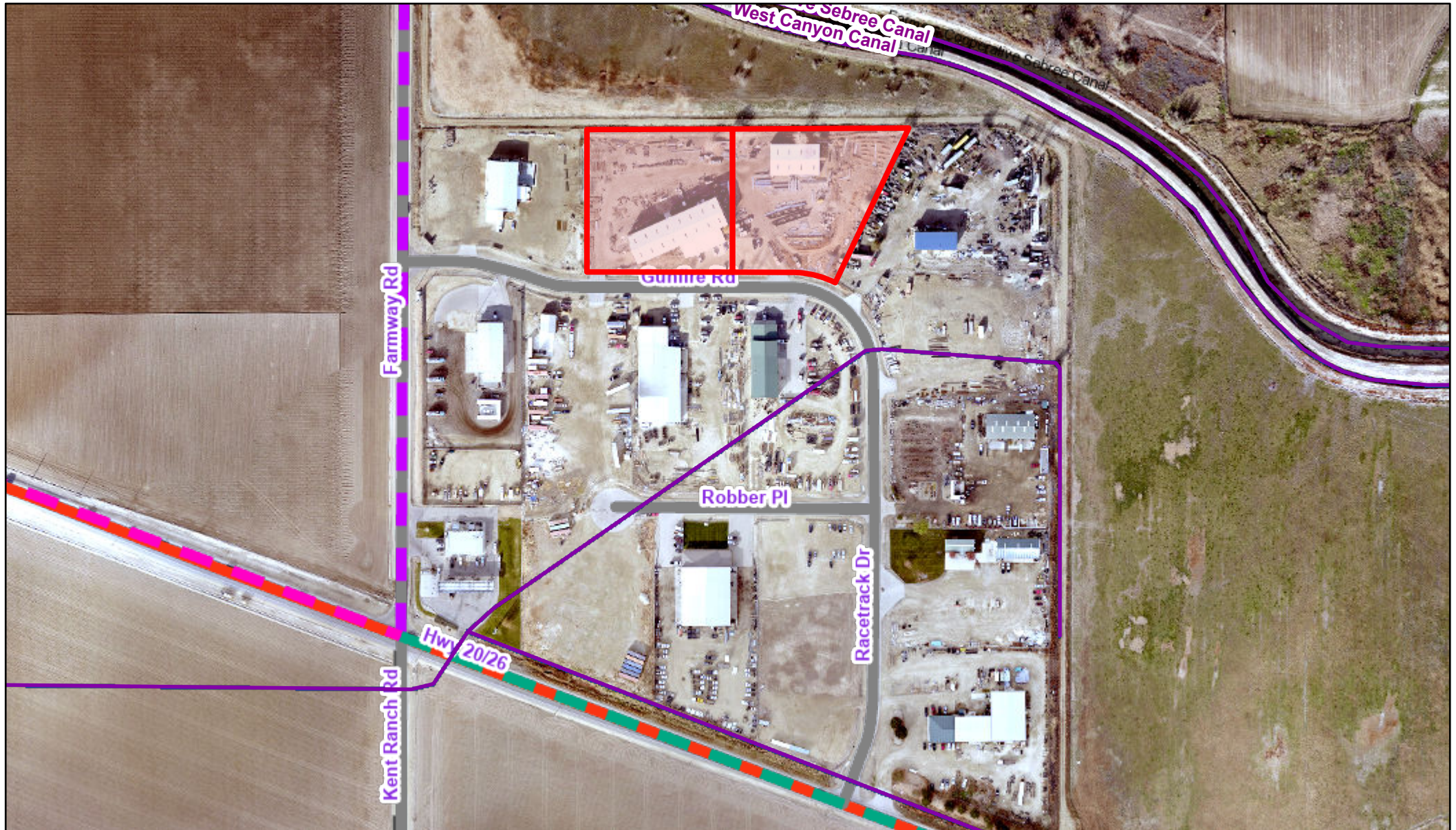
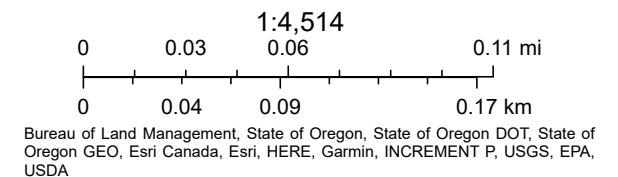
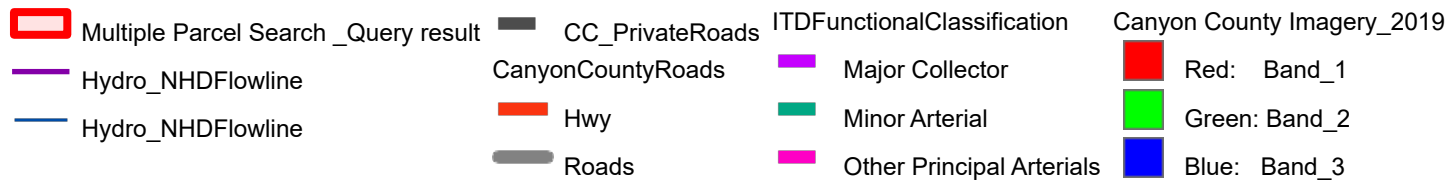


# Canyon County, ID Web Map



6/30/2023, 11:34:03 AM







**CONDITIONAL USE PERMIT  
PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Lyne Realty, L.P.	
	MAILING ADDRESS: 2201 Scott Ave Fort Worth, TX 76103	
	PHONE: 817-413-2638	EMAIL: cshelton@preferredpump.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>5/31/23</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Seth Sheets	
	COMPANY NAME: Preferred Pump and Equipment	
	MAILING ADDRESS: 4003 Skyway Street Caldwell, ID 83607	
	PHONE: 208-477-4361	EMAIL: ssheets@preferredpump.com

<b>SITE INFO</b>	STREET ADDRESS: 15854 & 15900 Gunfire Rd	
	PARCEL NUMBER: R34654202 & R34654201	
	PARCEL SIZE: 2.00 & 2.02	
	REQUESTED USE: Warehouse / Wholesale	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: C2/ service commercial

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>CU 2023-0010</u>	DATE RECEIVED:	<u>6/1/2023</u>
RECEIVED BY:	<u>Ivan K.</u>	APPLICATION FEE:	<u>\$950.00</u> CK MO CC CASH



# **CONDITIONAL USE PERMIT** PUBLIC HEARING - CHECKLIST

## **CONDITIONAL USE PERMIT - CCZO Section 07-07-05**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Letter of Intent (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed	X	
Proof of application/communication with (varies per application):	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
Area of City Impact	X	
Deed or evidence of property interest to the subject property	X	
<b>Fee: \$950.00</b> <b>\$600.00 (CUP Modification)</b>		
<b>**Fees are non-refundable**</b>		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

**\*DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

## STANDARDS

### **SITE/OPERATION PLAN – CCZO Section 07-02-03**

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

### **LETTER OF INTENT – CCZO Section 07-07-05**

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

### **CONTRACTOR SHOP (07-14-09) - REQUIRED**

	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

### **MINERAL EXTRACTION (07-14-19) - REQUIRED**

	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

### **WIND FARM (07-14-33) - REQUIRED**

	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

### **MINISTORAGE FACILITY (07-14-29) - REQUIRED**

	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) - Phone: 208-454-7458

Revised 3/29/23

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

<b>STAGING AREA (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		



May 17<sup>th</sup>, 2023

RE: CUP Application for Preferred Pump and Equipment

Letter of Intent for a CUP Application for operation of wholesale distributor in a C-2 zone at existing facilities located at 15854 and 15900 Gunfire Rd. Caldwell, ID 83607.

This area is currently surrounded by many businesses of varying aspects. Preferred Pump and Equipment is a nationwide wholesale distributor of pump and drilling materials. We will have 10 to 15 employees working in this facility. Currently we are located in the Skyway business park. Our hours of operation are 7am to 5pm, Monday through Friday.

Incoming shipments are by means of LTL and common carriers. Outgoing shipments are by means of the same carriers as well as our midsize delivery trucks and pickups. Local contractors will also pick up materials directly at this facility. Overall daily traffic is limited and should have no potential impact to local traffic patterns.

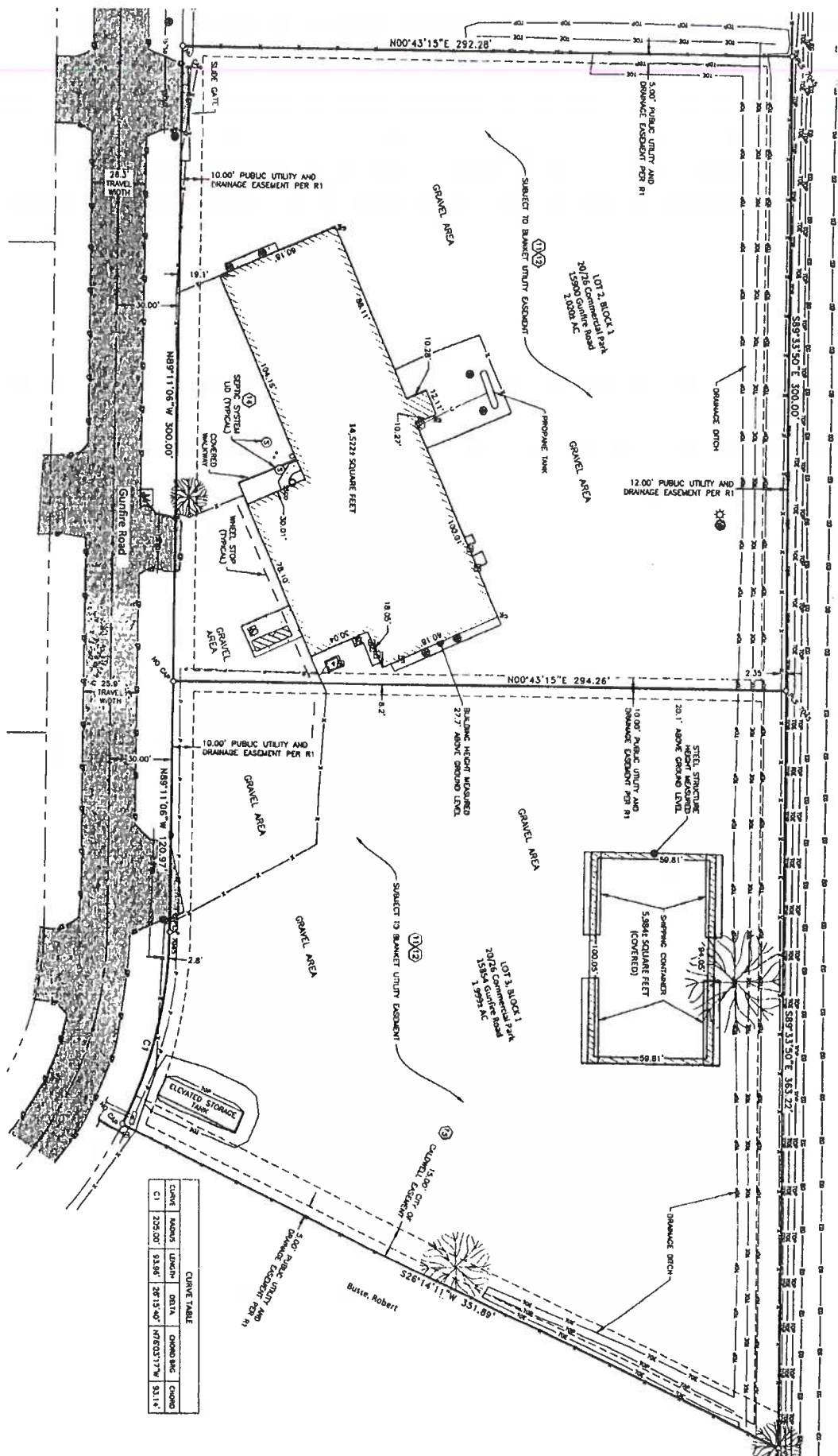
Property is currently on a private well and septic system, and there is only a small patch of grass near the office which would be irrigated from the well. There will be no impact to the local utilities.

We thank you for your consideration of our request, and are happy to answer any questions.

Seth Sheets – Branch Manager – 208-477-4361

Dave Green – Group Manager – 509-551-6284





CLONE	ANALYSIS	LENGTH	DEPTH	CHORD INCH	CHORD
C1	202.00'	53.86'	28'15.40"	1476'03.17"	32.14'

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. INTERNAL ROADS:

☒ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. FENCING ☒ Fencing will be provided (Please show location on site plan)

Type: Chainlink Height: 6 feet

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: \_\_\_\_\_

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

N/A



## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☐ Residential \_\_\_\_\_ ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

- ☐ Water supply source: \_\_\_\_\_

### 3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: Warehouse/ wholesale

### 2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7am to 5pm  
☒ Tuesday 7am to 5pm  
☒ Wednesday 7am to 5pm  
☒ Thursday 7am to 5pm  
☒ Friday 7am to 5pm  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10 to 15 ☐ No

### 4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 3 ft Width: 8 ft. Height above ground: 14 ft

What type of sign: ☒ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

### 5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? Yes

**ANIMAL CARE-RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

**Notice of Neighborhood Meeting**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

May 19<sup>th</sup>, 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:** Wednesday, May 31<sup>st</sup>, 2023

**Time:** 6:00pm

**Meeting Location:** 15900 Gunfire Rd. Caldwell, ID 83607

**Project Location:** 15854 and 15900 Gunfire Rd. Caldwell, ID 83607

**Project Summary:** Requesting Conditional Use Permit for wholesale distribution.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208-454-0000, or by email at [ssheets@preferredpump.com](mailto:ssheets@preferredpump.com).

Sincerely,

Seth Sheets

Branch Manager, Preferred Pump & Equipment



PARCEL NO	OwnerName	Address	City	State	ZipCode
R34654203	BUSSE ROBERT	22926 OLD HWY 30	CALDWELL	ID	83607
R34654200	TK LAND LLC	29114 PHEASANT RDG	CALDWELL	ID	83607
R34654209	COONSE FAMILY LIVING TRUST	PO BOX 366	MIDDLETON	ID	83644
R34654205	WE THREE LLC	PO BOX 1513	NAMPA	ID	83653
R34654204	HOLT RANDALL D AND BARBARA J HOLT TRUST	13000 LAKEHOLME RD SW	LAKEWOOD	WA	98498
R34655	BUSHIDO LLC	1715 SENDERO LN	BOISE	ID	83712
R34606	MS MB FARMS LLC	23955 WAGNER RD	CALDWELL	ID	83607
R34658	HOUSING AUTHORITY OF CALD	22730 FARMWAY RD	CALDWELL	ID	83606
R34654011	JOSHNIK LLLP	3184 ELDER ST	BOISE	ID	83705
R34654202	COLD STEEL PROPERTIES LLC	19212 GOLDFINCH WAY	CALDWELL	ID	83605
R34654010	SPIERS DARREN K	22340 RACETRACK DR	CALDWELL	ID	83607
R34657010	IDAHO POWER COMPANY	1221 W IDAHO ST	BOISE	ID	83712
R34654208	SUNRISE SOLUTIONS LLC	21283 CESSNA CT	GREENLEAF	ID	83626
R34654211	KORN RALPH J	1104 N 9TH AVE	CALDWELL	ID	83605
R34654206	CLARR TRUST LLC	372 S EAGLE RD PMB 315	EAGLE	ID	83616
R34656010A	KELLY ROBERT W	14715 PURPLE SAGE RD	CALDWELL	ID	83607
R34654210	PALOMA ENTERPRISES INC	6700 N LINDER RD #156-117	MERIDIAN	ID	83646
R34654201	COLD STEEL PROPERTIES LLC	19212 GOLDFINCH WAY	CALDWELL	ID	83605
R34657	BASE LAYER CALDWELL LLC	1715 SENDERO LN	BOISE	ID	83712
R34654207	BOWERS PAMELA A	PO BOX 968	CALDWELL	ID	83606-0968
R34654212	MOORE DAVID A	PO BOX 1532	CALDWELL	ID	83606

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN-UP SHEET

CANYON COUNTY ZONING ORDINANCE 807-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment, rezoning, subdivision, variance, conditional use, zoning ordinance, map amendment, or other requests requiring a public hearing.

### SITE INFORMATION

Site Address: 15854 & 15900 Gunfire Rd	Parcel Number: R34654202 & R34654201	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: 5-19-23	Number of Acres: 4.02	Current Zoning: C-2
Description of the Request: Applying for a conditional use permit to operate a wholesale business		

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Seth Sheets		
Company Name: Preferred Pump & Equipment		
Current address: 4003 Skyway Street		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: 208-454-0000	Cell: 208-477-4361	Fax:
Email: <a href="mailto:ssheets@preferredpump.com">ssheets@preferredpump.com</a>		

### MEETING INFORMATION

DATE OF MEETING: 5/31/23	MEETING LOCATION: 15900 Gunfire Rd Caldwell, ID 83607	
MEETING START TIME: 6:00	MEETING END TIME: 6:30	
ATTENDEES: <input checked="" type="checkbox"/>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. No Attendees		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

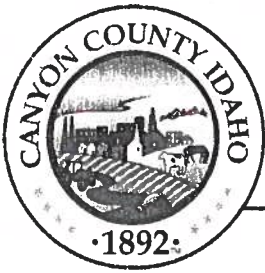
Seth Sheets

APPLICANT/REPRESENTATIVE (Signature):



DATE: 5 / 31 / 23





## AGENCY ACKNOWLEDGMENT

Date: 5-17-23

Applicant: Seth Sheets

Parcel Number: R34654202 & R34654201

Site Address: 15900 Gunfire Rd Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 05/24/2023 Signed: \_\_\_\_\_

Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: \_\_\_\_\_

☒ Applicant submitted/met for official review.

Date: 5-18-23 Signed: \_\_\_\_\_

[Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: 5-22-23 Signed: \_\_\_\_\_

R. Matt Burch  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: \_\_\_\_\_

☒ Applicant submitted/met for official review.

Date: 5-17-23 Signed: \_\_\_\_\_

Caldwell  
[Signature]  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

#### **Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff



## AGENCY ACKNOWLEDGMENT

Date: 5-17-23

Applicant: Seth Sheets

Parcel Number: R34654202 & R34654201

Site Address: 15900 Gunfire Rd Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: Notes - Parma Highway District #2

☒ Applicant submitted/met for official review.

Date: 5-12-23 Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

Date: 5-17-23 Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

#### **Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

READ AND APPROVED:

BY: S. Craig Shelton

BY: 3D476EDE08A4438

DATE: 5/25/2023

AFTER RECORDING MAIL TO:

Lyne Realty, L.P.  
2201 Scott Ave.  
Fort Worth, TX 76103

## WARRANTY DEED

File No.: 4106-4042553 (RR)

Date: May 26, 2023

For Value Received, **Cold Steel Properties LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Lyne Realty, L.P., a Texas limited partnership**, hereinafter referred to as Grantee, whose current address is **2201 Scott Ave., Fort Worth, TX 76103**, the following described real property, together with the improvements thereon, situated in **Canyon County, Idaho**, to wit (the "**Property**"):

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**Lots 2 and 3 in Block 1 of 20/26 Commercial Park, according to the plat thereof, filed in Book 28 of Plats at Page 27, records of Canyon County, Idaho.**

This conveyance is made subject only to the encumbrances, easements, and other exceptions set forth on Exhibit A attached hereto and incorporated herein by this reference for all purposes, but only to the extent the same are valid and subsisting and affect the Property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the said Property, with its appurtenances, unto said Grantee, and the Grantee's heirs, successors, and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said Property; that said Property is free from all encumbrances except the Permitted Exceptions, and that Grantor will warrant and defend the same from all claims whatsoever.



**UNANIMOUS CONSENT  
OF THE BOARD OF DIRECTORS OF  
PPE GENPAR, INC.**

**April 3, 2023**

The undersigned, being all the members of the Board of Directors of PPE Genpar, Inc., a Texas corporation (the **"Company"**), hereby consent to the following actions taken without a meeting:

WHEREAS, the Company is the sole general partner of Lyne Realty, L.P., a Texas limited partnership (**"Lyne Realty"**);

WHEREAS, Lyne Realty has entered into that certain Commercial Purchase Agreement dated March 3, 2023 (the **"Purchase Agreement"**), by and between Cold Steel Properties, LLC, an Idaho limited liability company, as Seller (**"Seller"**), and Lyne Realty, as Purchaser (**"Purchaser"**), pursuant to which Lyne Realty has agreed to purchase from Seller that certain real property located at 15854 and 15900 Gunfire Road, Caldwell, Idaho, and being more particularly described in the Purchase Agreement; and

WHEREAS, the undersigned have determined that it is in the best interests of the Company to: (i) ratify the execution and delivery of the Purchase Agreement; and (ii) consummate the transactions contemplated by the Purchase Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the form, terms and provisions of the Purchase Agreement, the terms and conditions thereof relating to the consummation of the transactions as contemplated therein, and the mode of carrying the same into effect, are hereby approved, ratified and confirmed in all respects; and further

RESOLVED, that any officer of the Company, including, without limitation, Randall Lyne, in his capacity as President of the Company, and Craig Shelton, in his capacity as Vice President of the Company (collectively, the **"Authorized Representatives"**), jointly or severally, are hereby authorized, empowered and directed, for and in the name and on behalf of the Company and Lyne Realty, to consummate the transactions contemplated by the Purchase Agreement and, in connection therewith, to execute and deliver, as applicable; (i) any and all agreements, documents, certificates or forms of any nature whatsoever incidental to, required by, relating to, arising out of or in connection with, or that may be requested in connection with, (a) the consummation of the transactions contemplated by the Purchase Agreement or these resolutions, and/or (b) performance of Lyne Realty's obligations under the Purchase Agreement in accordance with the terms thereof (all such agreements, documents, certificates or forms, collectively, the **"Ancillary Documents"**); (ii) waivers of (a) any conditions to the consummation of the transactions contemplated by the Purchase Agreement or the Ancillary Documents, or (b) the performance of or compliance with any of the agreements and conditions of any of the parties to the Purchase Agreement and the Ancillary Documents; and (iii) to execute and deliver, or cause to be executed and delivered, all such further papers, documents and instruments of any type and description to effect the purposes

and intent of the foregoing resolutions or to consummate any of the transactions contemplated by the Purchase Agreement; and further

RESOLVED, that, upon the execution and delivery, as applicable, by any Authorized Representative of any such Ancillary Document, waiver, amendment or supplement authorized in the foregoing resolution, (i) each such Ancillary Document, waiver, amendment and supplement shall constitute and evidence the act and deed of the Company for all purposes, and (ii) the execution and delivery thereof, as applicable, shall be considered conclusive evidence of such Authorized Representative's approval thereof and the approval and ratification thereof by the undersigned and the Company, as applicable; and further

RESOLVED, that any and all actions taken, done or performed in connection with the authority granted by the foregoing resolutions, as well as any and all actions, of any nature whatsoever, heretofore taken by the managers, officers, agents, attorneys or other representatives of the Company incidental to, contemplated by, arising out of or in connection with, or otherwise relating to, in any manner whatsoever, the subject of the foregoing resolutions, are hereby approved, ratified and confirmed in all respects as the act and deed of the Company.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE**

IN WITNESS WHEREOF, the undersigned have executed this unanimous written consent in multiple counterparts, as of the respective dates set forth below, each of which together shall be considered on original, and whether by original, DocuSign, or facsimile signature shall be effective in all respects as though an original.

**DATE:**

Apr 5, 2023


Apr 5, 2023

Apr 5, 2023

Apr 15, 2023

Apr 5, 2023


**DIRECTORS:**

  
RANDY LYNE (Apr 5, 2023 10:03 CDT)

**Randall C. Lyne**



**B. Scott Sizemore**



**Mark A. Foster**

  
Bill Branum (Apr 15, 2023 20:05 CDT)

**Bill M. Branum**

  
Craig Shelton (Apr 5, 2023 10:02 CDT)

**S. Craig Shelton**



**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 79329

**Date:** 6/1/2023

**Date Created:** 6/1/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Lyne Realty, L.P.

**Comments:** CU2023-0010

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2023-0010	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1110	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00